



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
icplanning@jeffcitymo.org
www.jeffersoncitymo.gov



APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

- ☐ Zoning Text Amendment (Describe below or attach complete narrative)
Article and Section Affected (if applicable) _____

Description of proposed text amendment: _____

- ☒ Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: N/A

Legal/Property Description (write out or attach as an exhibit): Tract known as tract 2-A on the recently recorded plat
, see attached legal description

Who petition to rezone the above described real estate from its present classification of RD/CO district to C1 district. The purpose of this rezoning request is to: Rezone the property to be
the same as adjoining parcels and allow development of a new MERS/Goodwill store

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

Land Investments, LLC

Property Owner #1 Name (type or print)

[Signature]
Property Owner Signature

Property Owner #2 Name (type or print)

[Signature]
Property Owner Signature

Subscribed and sworn before me this 2 day of February in the year 2016.

JEAN MACKNEY
Notary Public - State of Missouri
My Commission Expires November 27, 2019
Cole County Notary Public

Address of Property Owner #1	Commission #11500009
Name	Land Investments, LLC
Mailing Address	221 Bolivar Ave; Suite 400 Jefferson City, MO 65101
Phone Number	573-635-2255
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Payment Received: Cash (Receipt #); Check (Copy; check #)

Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



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APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment ☒ Map Amendment

Current Development Plan Map Designation Medium Density Attached Residential

Proposed Development Plan Map Designation Commercial

Applications for Map amendments shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

All applications shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

Amendment Requested by: ☐ Property Owner ☐ Staff ☐ Planning and Zoning Commission

Land Investments, LLC

Name (typed or printed)


Signature

Property Owner Name Land Investments, LLC

Address 221 Bolivar Ave; Suite 400; Jefferson City, MO 65101

Phone Number(s): 573-635-2255

Applicant Name (if different from owner): MERS/Missouri Goodwill Industries

Address: 1727 Locust St; St. Louis, MO 63103

Phone Number(s) 314-241-3464

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Application Filing Fee Received: _____ Cash (receipt # _____) _____ Check (copy; check # _____)

Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

COMPREHENSIVE PLAN AMENDMENTS
Excerpt from Section 35-74 Legislative Approval - Development Permits
Ordinance No. 13361

- A. Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
There was not an error in the original comprehensive plan. The fact is the development pattern for the area has changed since the comprehensive plan was prepared
- B. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
The development pattern for the area has changed and has become a more commercial area.
- C. Whether the change is consistent with the goals, objectives and policies of the Plan.
This change is consistent with the goals and objectives of the plan and also consistent with the neighborhood district established for this area.
- D. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
As stated this area has developed as a more commercial area than the plan foresaw.
The change would be an extension of the commercial development in this area.
- E. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
This change allows implementation of the neighborhood plan for this area allowing residential to develop into commercial as long as it is adjacent to existing commercial This property is adjacent to both C0 and C1 districts.
- F. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreation facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
All Utilities are available to serve this development along S. Ten Mile Drive
- G. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
This area of the community is developing as a commercial district and everything is available to support the zoning and community needs.
- H. Whether there will be benefits derived by the community or area by the proposed zone.
The proposed zone will provide for additional retail for this area and allowing the development of a donation center and second hand store for the community.

**For Land Investments, L.L.C.,
Situating in the SE 1/4, NE 1/4, Sec. 10, T44N, R12W**

PROPERTY BOUNDARY DESCRIPTION

TRACT NO. 2-A

Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 North, Range 12 West, being part of Tract No. 2 of a certain survey of record in Survey Record Book B, page 17, Cole County Recorder's Office and being part of the property described by deed of record in Book 404, page 424, Cole County Recorder's Office, in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 10; thence S83°11'25"W, along the Quarter Section Line, 851.35 feet; thence N6°48'35"W, on a direct line, 609.99 feet to a point on the northerly boundary the aforesaid Tract No. 2 of the survey of record in Survey Record Book B, page 17, being the most southerly corner of the property described by deed of record in Book 607, page 471, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence along the boundary of said Tract No. 2, the following courses: N45°09'20"E, along the southeasterly boundary of said property described in Book 607, page 471, 100.00 feet to the most easterly corner thereof, being a point on the southwesterly boundary of the property described by deed of record in Book 547, page 119, Cole County Recorder's Office; thence S44°50'40"E, along the southwesterly boundary of said property described in Book 547, page 119, 86.49 feet to the most southerly corner thereof; thence N52°42'57"E, along the southeasterly boundary of said property described in Book 547, page 119, 197.94 feet to the most easterly corner thereof, being the most westerly corner of Tract B-1 of a survey of record in Survey Record Book A, page 686 and subsequent deed of record in Book 520, page 302, Cole County Recorder's Office; thence leaving the boundary of said Tract 2, S44°35'49"E, along the southwesterly boundary of said Tract B-1 and subsequent deed, 17.60 feet; thence S52°42'57"W, 298.74 feet; thence N44°50'40"W, 90.82 feet to the POINT OF BEGINNING.
Containing 0.30 of an acre.

OWNER'S CERTIFICATE

Know all men by these presents, that the undersigned, Frank Twehous, Authorized Member of Land Investments, LLC, being the owner of the property described in the foregoing boundary description, has caused said property to be surveyed and divided into Tracts, and on this survey the designation of said Tracts and the sizes thereof are fully and truly set forth.

All Taxes due and payable against said property have been paid in full.

In testimony whereof Land Investments, L.L.C., has caused these presents to be signed by Frank Twehous, its Authorized Member, this day of . 2016.

LOT 2
STONERIDGE VILLAGE, SEC. 1
Plat Book 12, page 585

ZONED C2
ZONED CO